

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9907 Martin W. Juster, appellant.

The Zoning Administrator of the District of Columbia, appellee.

EFFECTIVE DATE OF ORDER - March 4, 1969

On motion duly made, seconded and unanimously carried, the following Order was entered at the meetings of the Board on January 21 and February 18, 1969.

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with Section 3308 and for variance from the requirements of Section 7515 to permit stairways in open arcade at 2000 M Street, N.W., lots 31, 831, 832, 834, 837, 838, 874, 875, 876, 881 and part of alley proposed to be closed, Square 100, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. Appellant proposes to erect an 8-story office building containing store and garage with roof structure to house stairway, elevator and mechanical equipment.
3. Area of appellant's property is 35,047.45 square feet. The area of the proposed building is 24,164 square feet, with an F.A.R. of 6.5.
4. The area of the roof structure is 7,182 square feet, with an F.A.R. of 0.20.
5. The material and color of the street facade of the building will be off-white precast concrete. The material and color of the roof structure will be precast architectural concrete and grill of the same color and character as the proposed building.
6. This appeal was filed and heard under plan by Weihe, Black, Kerr & Jeffries, Architects. Drawings numbered A-1, A-5, A-6, A-8, A-9, A-10, A-11, A-12 and A-13 approved by Arthur P. Davis, Architect-Member of the Board on January 24, 1969.

7. Appellant requests amendment to this appeal to withdraw the requested variance from the requirements of Section 7515 to permit stairways in open arcade.

8. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:


The Board concludes that the roof structures of this proposed office building, containing store and garage, will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The requested variance from the requirements of Section 7515 to permit stairways in open arcade is hereby withdrawn.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.